

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DICKSON AVE, ARLINGTON

OWNERSHIP

Owner 1:	ROSSELLI MARCIA C			
Owner 2:	BONACCI MARCIA L			
Owner 3:				
Street 1:	24 DICKSON AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CERBONE VINCENT TRUSTEE -		
Owner 2:	24 DICKSON AVE REALTY TRUST -		
Street 1:	24 DICKSON AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2559 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15037	Total SF/SM:	6550	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,549	Spl Credit	Total:	431,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	625,500	2,700	431,500	1,059,700
Total Card	0.150	625,500	2,700	431,500	1,059,700
Total Parcel	0.150	625,500	2,700	431,500	1,059,700
Source: Market Adj Cost	Total Value per SQ unit /Card:			414.07	/Parcel: 414.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	625,500	2700	6,550.	431,500	1,059,700		Year end	12/23/2021
2021	101	FV	606,400	2700	6,550.	431,500	1,040,600		Year End Roll	12/10/2020
2020	101	FV	601,800	2700	6,550.	431,500	1,036,000	1,036,000	Year End Roll	12/18/2019
2019	101	FV	489,300	2800	6,550.	437,700	929,800	929,800	Year End Roll	1/3/2019
2018	101	FV	344,900	2800	6,550.	326,700	674,400	674,400	Year End Roll	12/20/2017
2017	101	FV	344,900	2800	6,550.	295,900	643,600	643,600	Year End Roll	1/3/2017
2016	101	FV	344,900	2800	6,550.	283,600	631,300	631,300	Year End	1/4/2016
2015	101	FV	337,000	2900	6,550.	240,400	580,300	580,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CERBONE VINCENT	69787-8		8/17/2017		995,000	No	No	
CERBONE VINCENT	56390-520		1/31/2011	Convenience	1	No	No	
CERBONE VINCENT	56318-163		1/20/2011	Convenience	1	No	No	
CERBONE VINCENT	52438-420		3/20/2009	Family	1	No	No	
CERBONE VINCENT	52421-409		3/17/2009	Family	1	No	No	
CERBONE VINCENT	49384-290		5/1/2007	Family	1	No	No	
FOLEY HELEN E	32331-69		2/5/2001		324,500	No	No	
	16747-282		1/1/1986		155,000	No	No	Y

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
7/1/2009	Info Fm Prmt	BR	B Rossignol
12/5/2008	Meas/Inspect	372	PATRIOT
4/13/2006	Fieldrev-Chg	BR	B Rossignol
5/18/2001	MLS	MM	Mary M
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
7/30/1991		JK	
Sign:	VERIFICATION OF VISIT NOT DATA		

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431,549	Spl Credit	Total:	431,500
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Database: AssessPro - ArchiveProArling

2023

